



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 06/16/20
Second Reading Ordinance for the City Council Meeting 06/23/20

DATE: May 5, 2020
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 7001 Williams Drive

CAPTION:

Zoning Case No. 0420-03, Covenant Baptist Church (District 5). Ordinance rezoning property at or near 7001 Williams Drive from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District.

SUMMARY:

The purpose of the zoning request is to allow for the construction of medical offices.

BACKGROUND AND FINDINGS:

The subject property is 2.75 acres in size. The subject property is currently zoned "RS-6" Single-Family 6 District and consists of the former Covenant Baptist Church constructed in 1960 according to the Nueces County Appraisal District. The applicant would like to rezone in order to construct medical offices.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for a medium density residential use. The proposed rezoning to the "CN-1" Neighborhood Commercial is consistent with the adopted Comprehensive Plan (Plan CC), warrants an amendment to the Future Land Use Map, is compatible with surrounding uses, and does not have a negative impact upon the adjacent properties. The subject property is located in close proximity to the intersection of Rodd Field Road and Williams Drive which is a significant commercial node. The major use is Bay Area Hospital and Medical Center.

Public Input Process

Number of Notices Mailed
22 within 200-foot notification area
4 outside notification area

As of April 24, 2020:

In Favor

In Opposition

0 inside notification area
0 outside notification area

0 inside notification area
0 outside notification area

Totaling 0.00% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District on April 29, 2020.

ALTERNATIVES:

1. Denial of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District with following vote count.

Vote Count:

For: 9
Opposed: 0
Absent: 0
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report